



# City of Santa Fe Springs

## Fire Department

11300 Greenstone Ave. • CA • 90670-4619 • (562) 944-9713 • Fax (562) 941-1817 • [www.santafesprings.org](http://www.santafesprings.org)

October 6, 2006

Larry Patsouras  
11700 Burke Street  
Santa Fe Springs, CA 90670

**EXCAVATION OF SOIL CONTAMINATION IDENTIFIED IN HISTORIC  
REMEDIAL INVESTIGATION AT  
11630 – 11700 BURKE STREET, SANTA FE SPRINGS, CALIFORNIA**

Dear Mr. Patsouras:

Our department has completed a review of the Soil Remediation Report of Findings (report), prepared by BEA, Inc. on September 14, 2006. We have also reviewed the records in our files and previous correspondence for this site. The report solely addresses the excavation of contaminated soil located near a former storage shed and an abandoned clarifier located on the East Parcel. Confirmation samples were collected at the bottom and sidewalls of the excavation. These two locations were identified in historic site assessment and remedial investigation reports as areas with soil contamination potentially impacting groundwater. These historical reports include:

- Phase 1 Environmental Site Assessment, 11630–11700 Burke Street, AIG Consultants, Inc., June 30, 1994.
- Preliminary Draft Remedial Investigation, 11630-11700 Burke Street, Environmental Audit, Inc., December 22, 1994.
- Supplemental Subsurface Investigation, 11630-11700 Burke Street, Environmental Audit, Inc., March 3, 1997.

The March 3, 1997 Supplemental Subsurface Investigation was conducted for these two locations under the oversight of the Los Angeles County Fire Department (LACoFD). This investigation included further assessment of the contamination in the soil column and sampling of the groundwater. The conclusion of this investigation recommends implementing a remedial action plan under the oversight of the LACoFD. Based on the results of the investigation and the impacts to groundwater, the LACoFD transferred lead agency status for the site to the Los Angeles Regional Water Quality Control Board (LARWQCB) on June 4, 1997.

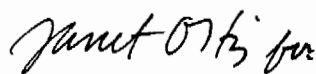
The Soil Remediation Report of Findings identifies the areas and depth of the excavations. Samples were collected along the bottom and sidewalls of the excavation and analyzed for petroleum hydrocarbons and volatile organic compounds. The level of contaminants remaining in-situ following excavation are all below regulatory action levels (residential PRGs and CHHSLs). Based on these findings, our department requires no further action for the two areas of excavation. Our oversight for remediation is limited to the soil excavation only and does not address the entire soil column or the groundwater contamination currently under the jurisdiction of the LARWQCB.

This determination is based on the authority of the Santa Fe Springs City Code (§ 97.207). This letter does not relieve you of any liability under the California Health and Safety Code, the State Water Code, or other applicable laws and regulations for past, present or future operations at this site. Nor does it relieve you of the responsibility for any additional or unidentified conditions at the site that could threaten public health or the environment.

Please note that the Phase 1 Environmental Site Assessment and the Remedial Investigation report have identified two clarifiers and an underground waste oil tank. In addition, a previously undisclosed sump was identified in this Report of Findings. These units have not been closed under agency oversight according to both the historical reports and our records. **Permits to properly close these units, in accordance with State Law and the City Code, must be obtained from our department within 30 days.**

Please contact Tom Hall for information on Underground Storage Tank and clarifier closures at (562) 906-3815.

Sincerely,



Neal Welland  
Fire Chief

Enclosures

cc: Windy Brown, BEA, Inc., 3577 W. Philadelphia Avenue, Chino, CA 91710  
Brenda tenBruggencate, SFSFD  
David Bacharowski, Assistant Executive Officer, Groundwater Div., LARWQCB



# COUNTY OF LOS ANGELES

## FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE  
LOS ANGELES, CALIFORNIA 90063-3294

P. MICHAEL FREEMAN  
FIRE CHIEF  
FORESTER & FIRE WARDEN

Refer reply to:  
HEALTH HAZARDOUS MATERIALS DIVISION  
5825 Rickenbacker Rd  
Commerce CA 90040-3027

June 4, 1997

Jim Ross  
Los Angeles Regional Water Quality Control Board  
101 Centre Plaza Drive  
Monterey Park, CA 91754

Dear Mr. Ross:

**SUBJECT: FORMER PALLEY PROPERTY, 11630 - 11700 BURKE STREET, SANTA FE SPRINGS, CA 90606**

This letter is to confirm the telephone conversation held on June 3, 1997, between Kim Clark of this Department and Jenny Au of your staff, regarding the subject location.

As a result of the above conversation, it was mutually agreed that your department will assume lead agency status for the above subject site. Justification for this decision was based on findings from a subsurface investigation ("Supplemental Subsurface Investigation", dated March 3, 1997) which indicated that groundwater contained the following: PCE = 158 ppb, TCE = 7.4 ppb, 1,1,1 TCA = 1.4 ppb, 1,1 DCE = 2.2 ppb, and chloroform = 1.9 ppb. From these results, sufficient evidence exists of on-site releases to soils resulting in groundwater impact, to refer the matter to your department.

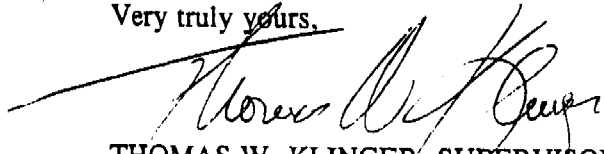
As of July 1, 1997, the Santa Fe Springs Fire Department is the only local agency with enforcement authority over the Hazardous Waste Control Law (CA H&SC Division 20, Chap. 6.5) in their city. All active and closed Site Mitigation Unit (SMU) cases/files in the city of Santa Fe Springs are being referred to that local agency. Consistent with previous referral protocols between our agencies, however, the subject site is being transferred to your agency due to the confirmed groundwater impact.

By copy, this letter also serves as notification to Larry Patsouras, the property owner, that the subject site has been referred to your agency. This Department requests your office and/or Mr. Patsouras to provide the City of Santa Fe Springs Fire Department, Environmental Protection Unit (Certified Unified Program Agency) with all copies of future site correspondence.

Mr. Jim Ross  
June 4, 1997  
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If you have any questions, please feel free to call Kim Clark at (213) 890-4114.

Very truly yours,

A handwritten signature in dark ink, appearing to read 'Thomas W. Klinger', is written over the closing 'yours,'.

THOMAS W. KLINGER, SUPERVISOR  
SITE MITIGATION UNIT  
HEALTH HAZARDOUS MATERIALS DIVISION

T:kc

c: Larry Patsouras  
Jack Glaser, Jaffe, Trutanich, Scatena & Blum  
City of Santa Fe Springs Fire Department

E-4 ○



0 5'  
APPROX. SCALE

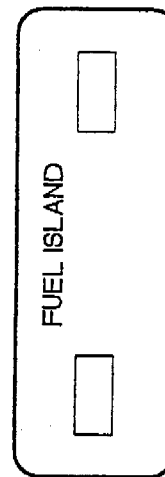
E-2 ○

10,000 - GALLON

UNLEADED GASOLINE UST

12,000 - GALLON DIESEL FUEL UST

E-3 ○



E-1 ○

KEY:



EAI SOIL BORING

FORMER WASTE  
OIL UST LOCATION



**ENVIRONMENTAL AUDIT, INC.**

1000-A ORTEGA WAY • PLACENTIA, CA 92670-7125  
714/632-8521 • FAX: 714/632-6754

**UNDERGROUND TANK LAYOUT  
PLAN VIEW**

DRAWN BY	DATE CREATED
M.C.	12/05/94
CHECKED	LAST REV
	12/12/94
SIZE	FIGURE
8.5 x 11	3
FILE NAME	
I:\MISC\BURKEST1	

11630 TO 11700 BURKE STREET  
SANTE FE SPRINGS, CA 90609

JOB NO. 1576

### 3.0 SUPPLEMENTAL INFORMATION ON SITE HISTORY/USE

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The Site includes approximately 8.5 acres containing several buildings located in a mixed urban area neighborhood, i.e., residential, commercial and industrial land uses. In the early to mid 1970's, the Site was reportedly divided into an east and west parcel. Currently, the east parcel contains a single building occupied by the present property owner. This building is used to warehouse and distribute food products. The west parcel is presently occupied by Talco.

The building on the east parcel was previously occupied by Max Rouse & Sons, Inc., industrial auctioneers, beginning in 1981 and by Master Box and Paper Company beginning in 1987. Talco has leased the west parcel since 1983. Palley Supply Company (Palley), a government surplus order house, occupied the Site beginning in 1973. Globe International, Inc. (Globe), a manufacturer of oil well drilling equipment and tools, occupied the Site beginning in 1958.

In 1970, Globe received a Notice of Violation (NOV) from the Los Angeles County Engineer for discharging of liquid waste to the ground surface. An analysis of the waste discharged indicated high levels of dissolved solids. The waste was the result of steam cleaning and degreasing operations of steel parts prior to painting. Oil and grease in the wastewater were not analyzed at that time. Subsequently, Globe installed a waste disposal system in which liquid waste flowed out into the sewer after passing through two three-compartment interceptors/clarifiers. Solid sedimentary waste products consisting of chemicals, grease, sand and steel scales estimated at 15-20 cubic feet per month was reportedly pumped from the interceptors/clarifiers and disposed of by private vendors.

In 1978, Palley received a NOV from the City of Santa Fe Springs for discharge of industrial wastewater to the public sewer system. Palley, who was engaged in hydraulic equipment maintenance, was discharging industrial waste from a steam cleaning operation through one or both of the interceptors/clarifiers described above, to the sanitary sewer.

In 1987, the County of Los Angeles Department of Health Services requested a criminal complaint to be filed by the District Attorney's office against Palley. The complaint was associated with the presence of the two subsurface structures (interceptors/clarifiers) consisting of three compartments and each compartment containing a black oily liquid resembling waste oil. Palley ceased operations in 1987.

In 1988, following overflow of the abandoned clarifiers onto the east parcel of the Site during a rain storm, the City of Santa Fe Springs Fire Department directed Mr. Palley, the then property owner, to properly dispose of the hazardous waste contained in the two clarifiers and the approximately twenty 55-gallon drums also containing hazardous waste located directly adjacent to the clarifiers. Records indicated that 3,500 gallons of hazardous waste liquid were removed from the Site on November 15, 1988. The clarifiers were reportedly subsequently abandoned by filling the clarifiers with concrete. EAI was unable to locate any permits issued for installation or abandonment of the clarifiers.

Talco, the current tenant occupying the west parcel of the Site, is a reprocessor of plastic resin. Plastic scrap is purchased from producers of various manufactured plastic products.